

MINUTES OF MEETING OF WAREHAM FINANCE COMMITTEE

Date of Meeting: February 12, 2014

I. CALL MEETING TO ORDER

The meeting was called to order at 6:36 P.M.

II. ROLL CALL

Members Present: Larry McDonald, Chairman
Marilyn Donahue, Vice Chairman (Arrived at 6:40 P.M.)
Bonnie Cottuli, Clerk
Dominic Cammarano
Tom Worthen
Joan Fontes
Jeff Tufts (Arrived at 6:50 P.M.)

Members Absent: Marilyn Jordan
David Heard

Also Present: Derek Sullivan, Town Administrator

III. CITIZENS PARTICIPATION

Present before the FinCom: Chet Haitsma

Mr. Haitsma spoke re: a potential override. He asked if economic development is supposed to benefit the Town. He stated all he has seen is an increase in taxes. He feels w/ the new mall, the Rosebrook development, etc. taxes should be going down. He stated everything seems to be going up 2 ½ %.

NOTE: Ms. Donahue arrived at this time.

Mr. Cammarano doesn't believe 2 ½ % is accurate. He stated the mall has brought money into the Town, but people shouldn't look at economic development as a way to lower taxes.

Ms. Donahue spoke re: 2 ½ % inflation. She stated there are costs to the Town, such as employee benefits & healthcare that don't mirror inflation. She stated items such as healthcare costs have increased by leaps & bounds. She explained as far as taxes going up 2 ½ % per year, this is the amount the Town can go up per year. She stated this doesn't mean individuals pay 2 ½ % per year. She stated cuts have been made that aren't necessarily in the best interest of the Town. She stated the Town is looking for long term consolidations & regionalization.

Mr. Haitsma asked if there are employee pensions & inflation is at 2 ½ %, why would pensions go above this percentage. He stated pensions should be a negotiated matter. He asked re: healthcare costs & why the increases are more than the inflation rate. He feels healthcare should also be a negotiated matter.

Mr. McDonald stated that economic development is a slow process. He explained that there are financial increases pending for the Town, such as the hotel/motel taxes. He doesn't feel there is enough economic development in Town to make up the deficits that continue in the Town. He spoke briefly re: healthcare costs.

NOTE: Mr. Tufts arrived at this time.

Mr. McDonald feels that no-one on the FinCom will support an override unless there is a five year plan that is spelled out & includes cuts. He stated that nothing re: an override has been decided yet.

Present before the FinCom: Mark Holbrook

Mr. Holbrook stated he is a concerned parent. He spoke re: the resource officer for the schools being cut because of the overtime budget that was spent. He asked why overtime was utilized so much over the year & asked if the overtime budget was managed properly.

Mr. McDonald replied that the Town can't go back & fix something from last year. He discussed the mandate from DOR to cut \$500,000 from the current budget. He stated decisions were made as to where these cuts would come from. He stated there is a need to look at the school system having better discipline policies. He noted that the Town & the School Dept. are working on the FY 2015 budget currently.

Mr. Holbrook asked what an illegal deficit is. Mr. Sullivan stated any deficit w/in a budget is illegal. Mr. McDonald stated the Town needs to have a balanced budget. Ms. Donahue briefly discussed the development of the budget process.

Ms. Donahue spoke re: police overtime. She stated that police staff have been cut, several police staff are on sick leave, there have been unexpected retirements, etc. She stated this is why overtime has been utilized for coverage.

Ms. Cottuli stated the voicing of opinions is what townspeople need to do. She stated the Town needs to know what the citizens' priorities are, but citizens also need to know that if there are high priorities, these priorities need to be paid for.

Mr. Tufts spoke re: police shift coverage requirements. He stated if these requirements are not met, there is a need to utilize overtime (for example, if a staff member takes a vacation, if there is an illness, etc.).

Present before the FinCom: Brenda Ireland

Ms. Ireland expressed concern re: security in the schools now that the resource officer has been cut. She is nervous about the safety of children in the schools. She feels the resource officer was a great asset.

IV. BUSINESS

A. Community Preservation Committee: Proposed Town Meeting Warrant articles.

Present before the FinCom: Angela Dunham, CPC
Joe Leggett, CPC
Sherby Worthen, CPC

Ms. Dunham noted the amount the Town will receive in Round 1 for the coming fiscal year because the Town is a 3% community (based on the State Coalition website).

Ms. Dunham stated this year, the Town received \$389,397. (Round 1 = \$309,449, Round 2 = \$48,971, Round 3 = \$30,977). She stated the Town received 65.72% reimbursement from the State. She noted this is the best reimbursement in years.

Ms. Dunham estimates the FY 2015 revenues will be \$812,000. She stated this amount is a combination of Town & State contributions.

Ms. Dunham proceeded to read & discuss the proposed CPC Town Meeting Warrant articles. (Attached as reference).

Article 1 – Housekeeping Set Asides from Estimated FY 2015 Annual Revenue.

Ms. Dunham stated the CPC will provide information on available balances & breakdowns of past CP projects as well as balances which will also be provided at Town Meeting.

Article 2 – Bryant Farm & Tremont Nail Company Yearly Debt Service Payment FY 2015

Ms. Dunham stated that \$628,000 is still owed on the Tremont Nail property. She noted that \$67,630 would be saved if the debt is paid off early. Mr. Sullivan noted that if this action were taken, it would have to be voted upon at this upcoming Town Meeting or in the fall. Ms. Dunham stated there is enough money in the CP Fund to do this, preferably in the fall. Mr. Sullivan stated there is a possibility to get this on this Town Meeting's Special Town Meeting Warrant if the proper procedure was followed.

Article 3 – Wareham Little League Complex Restoration

Ms. Dunham noted the scoreboards at the complex will be donated by local businesses. She also understands there is a maintenance schedule set up for the complex.

Article 4 – Onset Bath House Engineering Survey

Ms. Donahue stated there has been a concern that the Town does too many studies. She stated the Town can't do this type of study in-house & that is why it will be outsourced.

Article 5 – Old Town Offices Preservation Project

Ms. Dunham discussed the water rot & insect damage found at the Old Town Offices when the painting project was underway. Thus, the painting project was halted. She stated once the damages are addressed, the painting will resume.

Mr. Cammarano asked if there was an inspection done prior to the painting project. Ms. Dunham stated bidders did not appear for a scheduled inspection, but she can't say they didn't come late. She feels the ball may have been dropped for not seeing the damage prior. Mr. Sullivan stated there was an inspection & there was a contingency for rot, damage, etc. He explained when the painting project commenced, the rot was more extensive than was first thought. He stated the funds for the painting project are still in hand & there is a need to bid out the repair work.

Ms. Dunham stated the Wareham Historic District Commission met & they have no reservations about moving forward w/ the repair work.

Article 6 – Wareham Housing Authority Stoop Replacements

Ms. Dunham stated Town Counsel has reviewed this article. She spoke re: a letter from DHCD. (Attached as reference).

Ms. Dunham stated it has been determined that this article did not qualify for CP funds per Town Counsel. Brief discussion ensued.

Ms. Donahue feels it is not advisable to go against Town Counsel's opinion.

Present before the FinCom: Selectman Slavin, BOS Liaison

Selectman Slavin stated the BOS decided not to have this article placed on the Warrant.

Article 7 – Wareham Housing Authority Asbestos Remediation & Floor Replacement

Ms. Dunham stated Town Counsel has stated this article could go before Town Meeting & it will be up to Town Meeting to decide. She noted the BOS has decided to put this article on the Warrant.

Selectman Slavin stated the way this article is written, it speaks about the removal of asbestos which would be questionable. He stated the BOS decided to place this article on the Warrant based on changing the language to only have the article deal w/ the structural matters. Ms. Dunham stated the language will be cleared up.

Article 8 – Wareham Housing Authority – Agawam Village Replacement of Underground Plumbing in Building #1

Ms. Dunham stated Town Counsel has stated this article could go before Town Meeting to let Town Meeting decide.

Mr. Tufts stated he has reservations about the Wareham Housing Authority articles & their plans. He would like to speak w/ someone from the Wareham Housing Authority so explanations are provided re: these projects. Ms. Cottuli concurred. Mr. McDonald stated before Town Meeting, he will try to get a representative of the Wareham Housing Authority to come in to explain the projects.

Ms. Dunham stated the request to fund the Parker Mills Dam project is being reviewed by Municipal Maintenance & A.D. Makepeace. She stated information is being gathered & will be brought forward at a later date. She also informed the FinCom that the request to fund the Tremont Nail fire suppression system has been resolved & this request has been pulled by the CPC.

Mr. Cammarano stated he questions the process of Town entities going before the FinCom for approval before going before the CPC.

Present before the FinCom: Selectman Slavin – BOS Liaison

Selectman Slavin stated it is a BOS policy. He explained that any Town entity that seeks CP funds needs to go before the FinCom to determine how the project will impact the Town now & in the future. He stated the BOS needs to approve a Town entity to go before the CPC with any requests as well.

Mr. McDonald feels the process is redundant for the FinCom because the article will come before the FinCom at a later date (as an article). He feels the policy needs to be revisited. Selectman Slavin stated the intent of the policy is if a project isn't going to pass the "muster", it stops at that point from going forward. Mr. Cammarano stated he doesn't want the FinCom to take away something the townspeople could vote on. Selectman Slavin stated the FinCom should vote on something intellectually, not emotionally.

NOTE: Mr. McDonald departed the table at this time.

B. Reserve Fund transfer request re: Assessing Re-eval.

Mr. Sullivan discussed Reserve Fund transfer request #02-14 in the amount of \$22,000. The purpose of the request is to fund the added costs of the triennial revaluation,

including residential, commercial, & permit collection. The request is extraordinary or unforeseen because the bids came back higher than expected. By awarding both contracts to Vision at the same time, the Town will save \$10,000 as separate awards have a higher cost.

NOTE: Mr. McDonald returned to the table at this time.

MOTION: Mr. Tufts moved to approve Reserve Fund transfer request #02-14 in the amount of \$22,000. Mr. Cammarano seconded.

VOTE: Unanimous (7-0-0)

V. TOWN ADMINISTRATOR'S REPORT

A. FY 2015 Budget.

Mr. McDonald stated he & Ms. Donahue will be working w/ Mr. Sullivan & the School Superintendent on the budget tomorrow. He stated he is looking for five year projection of numbers. He stated the School Dept. has been asked to make significant cuts & how to build this into the five year plan.

Mr. Sullivan submitted a draft budget dated 2/12/14 that covers FY 2015 through FY 2020. He reviewed the document w/ the FinCom. (Attached as reference).

Mr. Sullivan spoke re: the EMS line items, including funding, & offsets.

Mr. Sullivan spoke re: available funds. He noted the Harbor Service Permit funds cannot be used to fund other Town items, other than the Harbormaster items. He explained that the Wetlands Protection funds are utilized to offset the salary of the Conservation Agent.

Mr. Sullivan explained that the WPCF administrative fee is now being added to the budget & is acceptable to the DOR. He discussed what the administrative fee encompasses. He noted that DOR highly recommended this. Mr. McDonald questioned if this is being dealt w/ correctly. He stated there are things that can & can't be done. Brief discussion ensued.

Ms. Donahue suggested reading a section of the DOR handbook re: Enterprise Funds.

Mr. Sullivan stated the school budget is level funded in this document. He also noted that health insurance costs will be going up.

Mr. Sullivan noted the change to the deficit number for FY 2015. It is now \$234,529. He stated to get to this new deficit number, it will mean closing the library, closing the COA, & reductions in Municipal Maintenance & the Police Dept. He stated that even w/ these cuts, there is still a deficit.

Mr. Sullivan stated even w/ a "revenue adjustment", it still doesn't fix all the issues. He discussed going out multiple fiscal years to show how things are projected to trend. Discussion ensued.

Mr. McDonald stated the FinCom's responsibility is to advise. He would like to hear more from the BOS direction wise & plan wise.

Present before the FinCom: Selectman Slavin, BOS Liaison

Selectman Slavin stated there isn't a plan yet, but discussions are being held on options & changes as well as planning. He stated there is a lot to go through & there is a need to start implementing actions. Discussion ensued.

Discussion ensued re: an override. Selectman Slavin stated the situation has come down to if townspeople want services, an override will be needed. He noted that the Town's house needs to get in order. Ms. Donahue stated services have been being lost for over ten years. Mr. McDonald stated something has to be done.

Mr. McDonald stated when the BOS is asked what they will do about the situation, there is a need to hear of an end plan. He stated the FinCom's job is to advise Town Meeting & give advice on the best course for the Town. He feels there has been poor fiscal management in prior years & the Town can't continue on this road. He stated time is up.

Ms. Cottuli stated there needs to be a plan of action for the FY 2015 budget & if an override passes, how it will be utilized. She stated a plan of action should not be one man's job (the Town Administrator's). There is a need for leadership & guidance on how to move forward. She feels that closing two departments will not be pretty. She stated even more difficult decisions are coming down the road.

Ms. Donahue stated the Town has been looking at alternative ways to operate. She stated now is the time to implement these alternatives into action.

Mr. Sullivan stated the only capital included in the budget is for the police vehicles lease.

VI. FINANCE COMMITTEE MATTERS

A. Annual & Special Town Meeting timelines/deadlines. (See updated calendar).

The FinCom reviewed the Town Meeting timelines/deadlines.

B. Town Meeting Warrant matters:

- 1. Annual & Special Warrant contents.**
- 2. Letter to voters.**

3. **Appendixes.**
4. **Public hearing on Annual & Special Warrants.**
5. **Printing of Annual & Special Warrants.**

Brief discussion ensued re: printing of the Warrant.

Brief discussion ensued re: when to hold public hearings on the Annual & Special Town Meeting Warrants. The FinCom concurred to hold the public hearings on March 26, 2014.

Mr. McDonald stated there is a need to have a letter to voters, a need to meet w/ Town Counsel re: motions, & recommendations to write on the articles.

Discussion again ensued re: the public hearings date. The FinCom decided that the public hearings on will be held on April 16, 2014, not March 26, 2014.

Mr. McDonald suggested one FinCom member read the motions. Brief discussion ensued.

Mr. McDonald discussed setting up meetings w/ article proponents. Brief discussion ensued.

VII. ANY OTHER BUSINESS

Mr. McDonald stated there will be a need for new FinCom members come June.

VIII. LIAISON REPORTS

There were no liaison reports.

IX. NEXT MEETING DATE & TIME

The next meeting will be held on February 19, 2014 at 6:30 P.M.

X. ADJOURNMENT

MOTION: Ms. Donahue moved to adjourn the meeting at 9:15 P.M. Mr. Cammarano seconded.

VOTE: Unanimous (9-0-0)

Respectfully submitted,

Kelly Barrasso
Kelly Barrasso, Transcriptionist

Date signed: 2/26/14

Attest: Bonnie Cottuli
Bonnie Cottuli, Clerk
WAREHAM FINANCE COMMITTEE

Date copy sent to Town Clerk: 2/27/14

Town Meeting Warrant Article

Warrant Article: Submitted by CPC for Spring 2014 Regular Town Meeting

Title: Housekeeping Set Asides from Estimated FY'15 Annual Revenue

Article #: 1

Warrant Article:

To see if the Town will vote to hear and act on the report of the Community Preservation Committee, on the Fiscal Year 2015 Community Preservation budget and further to reserve for future appropriation from Community Preservation Fund FY 2015 estimated annual revenues the following amounts as recommended by the Community Preservation Committee **(1) \$ 40,600** to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for the Fiscal Year 2015; **(2)\$81,200** for Open Space Reserves; **(3) \$81,200** to Historic Preservation Reserves; and **(4) \$81,200** to Affordable Housing Reserves or to do or act in any manner relative thereto.

Motion:

I move that the Town vote to hear and act on the report of the Community Preservation Committee, on the Fiscal Year 2015 Community Preservation budget and further to reserve for future appropriation from Community Preservation Fund FY 2015 estimated annual revenues the following amounts as recommended by the Community Preservation Committee **(1) \$ 40,600** to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for the Fiscal Year 2015; **(2)\$81,200** for Open Space Reserves; **(3) \$81,200** to Historic Preservation Reserves; and **(4) \$81,200** to Affordable Housing Reserves.

Explanation:

This is a housekeeping article. These amounts are going into open space, historic preservation, and affordable housing. Additionally, the Committee is allowed 5% of the revenues for administrative costs, 10% for Historic Preservation, 10% for Open Space and 10% for Affordable Housing.

Town Meeting Warrant Article

Warrant Article: Submitted by CPC for Spring 2014 Regular Town Meeting

Title: Bryant Farm and Tremont Nail Company Yearly Debt Service Payment- FY '15

Article #: 2

Warrant Article:

To see if the Town will vote to appropriate from the Community Preservation Fund, FY '2015 estimated annual revenue, or any other available monies in the Community Preservation Fund, under Open Space, the sum of **\$6,822** for payment for debt service on the property known as Bryant Farm, and further to appropriate under Historic Preservation, the sum of **\$95,727** for payment for debt service on the property known as Tremont Nail, both voted for purchase by Town Meeting in April 2004, or to do or act in any manner relative thereto.

Motion:

I move that the Town vote to appropriate from the Community Preservation Fund, FY '2015 estimated annual revenue, under Open Space, the sum of **\$6,822** for payment for debt service on the property known as Bryant Farm, and further to appropriate under Historic Preservation, the sum of **\$95,727** for payment for debt service on the property known as Tremont Nail, both voted for purchase by Town Meeting in April 2004.

Explanation:

This is a housekeeping article. This is the yearly debt service payment for Bryant Farm and Tremont Nail.

Town Meeting Warrant Article

Warrant Article: Submitted by CPC for Spring 2014 Special Town Meeting

Title: Wareham Little League Complex Restoration

Article #: 3

CPC Vote: 5-0-0

Warrant Article:

To see if the Town will vote to appropriate from the Community Preservation Unallocated Fund, or any other monies available in the Community Preservation Fund, under the category of Open Space/Recreation, the sum of \$29,000 for Wareham Little League field Complex Restoration or to act in any manner relative thereto.

Motion:

I move that the Town vote to appropriate from the Community Preservation Unallocated Fund, or any other monies available in the Community Preservation Fund, under the category of Open Space/Recreation, the sum of \$29,000 for Wareham Little League Field Complex Restoration.

Explanation:

The Wareham Little League Complex is located on Charge Pond Road in Wareham and is owned by the Wareham Little League Organization. There is broken glass coming up through the dirt across the entire complex. The glass will be removed and aluminum mesh, covered by clean fill will be placed where the kids play. In addition, the netting in the batting cages will be replaced and one baseball field will be renovated. Labor will be done by the Little League organization and parent volunteers will be asked for help.

Town Meeting Warrant Article

Warrant Article: Submitted by CPC for Spring 2014 Regular Town Meeting

Title: Onset Bath House Engineering Survey

Article #: 4

CPC Vote: 5-0-0

Warrant Article:

To see if the town will vote to appropriate from the Community Preservation Unallocated funds, or any other monies available in the Community Preservation Fund, under the category of Recreation/ Historic Preservation, the sum of \$11,000 for an Onset Bath House Engineering Survey, or to do or act in any manner relative thereto.

Motion:

I move that the town will vote to appropriate from the Community Preservation Unallocated funds, or any other monies available in the Community Preservation Fund, under the category of Recreation/ Historic Preservation, the sum of \$11,000 for an Onset Bath House Engineering Survey.

Explanation:

The goal of this project is to create and establish various options by conducting an engineering survey for the use of the Onset Bath House. The Onset Bath House is located on Onset Beach and has been used as a first aid station, rental property, food concession and recreational storage. The engineering plans would be in compliance with the flood zone regulations.

Town Meeting Warrant Article

Warrant Article: Submitted by CPC for Spring 2014 Special Town Meeting

Title: Old Town Offices Preservation Project

Article #: 5

CPC Vote: 5-0-0

Warrant Article:

To see if the town will vote to appropriate from the Community Preservation Unallocated Fund, or any other monies available in the Community Preservation Fund, under the category of Historic Preservation, the sum of \$25,000 to complete the preservation of the Old Town Offices or to act in any manner relative thereto.

Motion:

I move that the town vote to appropriate from the Community Preservation Unallocated Fund, or any other monies available in the Community Preservation Fund, under the category of Historic Preservation, the sum of \$25,000 to complete the preservation of the Old Town Offices.

Explanation:

The goal of this project is to restore and preserve the offices located at the Old Town Offices, also known as the Old Town Hall. This project will address unforeseen wall rot of sheathing and structural damages to insect infestation, as well as, the restoration of the bulkhead.

Town Meeting Warrant Article

Warrant Article: Submitted by CPC for Spring 2014 Special Town Meeting

Title: Wareham Housing Authority Stoop Replacements (Conditional upon our lawful authority to do so. Please refer to Department of Housing and Community Development document sent by Rich Bowen) DRAFT COPY FOR LEGAL COUNCIL REVIEW

Article # 6

CPC vote: 5-0-0

Warrant Article:

To see if the town will vote to appropriate from the Community Preservation Affordable Housing Fund, or any other monies available in the Community Preservation Fund, the sum of \$57,600 for 48 stoop replacements and 6 handicap ramps for the Wareham Housing Authority location at Agawam Village, or to do or act in any manner relative thereto.

Motion:

I move that the town vote to appropriate from the Community Preservation Affordable Housing Fund, or any other monies available in the Community Preservation Fund, the sum of \$57,600 for 48 stoop replacements and 6 handicap ramps, for the Wareham Housing Authority location at Agawam Village.

Explanation:

This project will rehabilitate 48 front and back stoops and 6 handicap ramps providing structurally stable entry ways for Agawam Village, conditional upon our lawful authority to do so.

Town Meeting Warrant Article

Warrant Article: Submitted by CPC for Spring 2014 Special Town Meeting

Title: Wareham Housing Authority Asbestos Remediation and Floor Replacement (Conditional upon our lawful authority to do so. Please refer to the Department of Housing and Community Development document sent by Rich Bowen) DRAFT COPY FOR LEGAL COUNCIL REVIEW

Article #: 7

CPC vote: 5-0-0

Warrant Article:

To see if the town will vote to appropriate from the Community Preservation Affordable Housing Reserve Fund, or any other monies available in the Community Preservation Fund, the sum of \$35, 000 to provide safe flooring to the elderly and handicap residents of Agawam Village, or to do or act in any manner relative thereto.

Motion:

I move that the town vote to appropriate from the Community Preservation Affordable Housing Reserve Fund, or any other monies available in the Community Preservation Fund, the sum of \$35, 000 to provide safe flooring to the elderly and handicap residents of Agawam Village.

Explanation:

This project is to provide Agawam Village elderly and handicap residents with safe flooring, conditional upon our lawful authority to do so. The goal is to remove and remediate 50 year old broken asbestos tiles and install new flooring.

Town Meeting Warrant Article

Warrant Article: Submitted by CPC for Spring 2014 Special town Meeting

Title: Wareham Housing Authority- Agawam Village Replacement of Underground Plumbing in Building One located at 57 Sandwich Road, Wareham, MA 02571
DRAFT FOR LEGAL COUNCIL REVIEW

Article#: 8

CPC vote: 5-0-0

Warrant Article:

To see if the town will vote to appropriate from the Community Preservation Affordable Housing Reserve Fund, or any other monies available in the Community Preservation Fund, the sum of \$59,000 to remove and replace underground plumbing at Building One at the Wareham Housing Authority Agawam Village Complex, located at 57 Sandwich Road, Wareham, MA, or to do or act in any manner relative thereto.

Motion:

I move that the town vote to appropriate from the Community Preservation Affordable Housing Reserve Fund, or any other monies available in the Community Preservation Fund, the sum of \$59,000 to remove and replace underground plumbing at Building One at the Wareham Housing Authority Agawam Village Complex, located at 57 Sandwich Road, Wareham, MA.

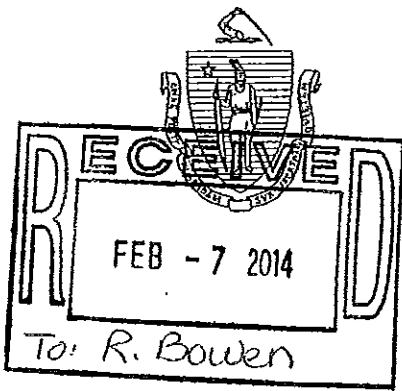
Explanation:

The goal of this project is to remove and replace underground 50 year old plumbing in Building One in order to provide upgraded and updated pipes at the Wareham Housing Authority Agawam Village Complex, located at 57 Sandwich Road, Wareham, MA, conditional upon our lawful authority to do so.

1. Wareham Little League request for \$29,000 for field restoration. Special Town Meeting. From unallocated funds. Vote 5-0-0
2. Onset Bath House Engineering Project request for \$11,000 for engineering study. From unallocated funds. Vote 5-0-0
3. Old Town Offices request from Municipal Maintenance for \$25,000 to complete restoration. Special Town Meeting. From unallocated funds. Vote 5-0-0
4. (Tremont Nail Sprinkler System request from Municipal Maint. for \$595,000. Tabled until Fall Town Meeting. May re-visit with new information. Vote 5-0-0)
5. (Parker Mills Dam request from Munic. Maint. for \$835,000, loan from State at 2% interest. CPC not authorized to pay town loans. Title search required. Move to table until more information available on ownership. Vote 5-0-0)

The next three articles are conditional upon CPC's lawful authority to proceed:

6. Wareham Housing Authority request for \$57,000 for stoop replacement and ramp creation. Special Town Meeting. Funded by Affordable Housing Reserve. Vote 5-0-0
7. WHA request for \$35,000 for asbestos remediation and floor replacement. Special Town Meeting. Funded by Affordable Housing Reserve. Vote 5-0-0
8. WHA request for \$59,000 to upgrade plumbing. Special Town Meeting. Funded by Affordable Housing Reserve. Vote 5-0-0
9. Bond Payments; \$95,727 for Tremont Nail and \$6,822 for Bryant Farm. Vote 5-0-0
10. Set asides, from estimated FY '15 annual revenue, 10% each or \$81,200 for Open space, \$81,200 for Historic Preservation and \$81,200 for Historic Preservation plus 5% administrative funds of \$40,000. Vote 5-0-0



Commonwealth of Massachusetts
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

Deval L. Patrick, Governor ♦ Timothy P. Murray, Lt. Governor ♦ Aaron Gornstein, Undersecretary



SCANNED

PUBLIC HOUSING NOTICE 2013-14

To: All Local Housing Authorities

From: Lizbeth Heyer, Associate Director
Division of Public Housing and Rental Assistance

Re: Utilization of CPA Funds for Preservation of Existing Public Housing Units

Date: May 30, 2013

Many Housing Authorities have inquired about the potential for using Community Preservation Act ("CPA") funding for work on existing public housing units, and some confusion on this topic exists among municipalities. DHCD has reviewed the CPA statute as it applies to such work and is providing this notice to help clarify the type of activities that it believes would be appropriate for CPA funding and those activities that would not be appropriate. Please note that this guidance is advisory in nature and is not binding on your community.

Section 5(b)(2) of the Community Preservation Act, MGL chapter 44B, provides that community preservation funds may be utilized "for the acquisition, creation, preservation and support of community housing provided, however, that funds expended pursuant to this chapter shall not be used for maintenance." State public housing meets the definition of "community housing", namely, "low and moderate income housing for individuals and families, including low or moderate income senior housing."

It is important to note that both the recreational use and historic preservation provisions of the CPA provide for "rehabilitation" of those resources with CPA funds, the former through a CPA amendment signed into law in 2012. However "rehabilitation" of "community housing" is not a permitted use of CPA funds. The legislature's original intent for CPA was to spur the creation of additional affordable housing units in the Commonwealth, and with that in mind, CPA was passed with a specific prohibition on rehabilitation activities on existing community housing units (unless those units were acquired or created with CPA funds).

While activities classified as "rehabilitation" are not allowed, "preservation" work on existing community housing resources is allowed. In general, work that protects the housing structure (not residents) from future injury, harm or destruction is permitted under CPA.

- The painting and refinishing of walls and floors

Mixing CPA funding with other sources of funding

In some cases a housing authority may wish to pursue modernization projects that include both preservation work allowed by the CPA (for example, the replacement of deteriorated and leaking siding), and other work that does not meet the preservation standard (for example, exterior wall insulation). Such projects are acceptable as long as the LHA tracks the cost of the allowable scope through a reasonable means of cost estimating, and only uses CPA funding for the allowable portion of the project cost. Applicable soft costs should be fairly apportioned. The balance not covered by CPA funds may be funded by Formula Funding, operating reserves (if approved), or other allowable sources.

DRAFT WAREHAM FY15 BALANCED BUDGET FY15-FY20

	FY13	FY14 Projected	FY15 Requested Funding	FY16	FY17	FY18	FY19	FY20
Real Estate Taxes	31,597,312	32,635,880	33,899,557	35,097,046	36,341,972	37,636,396	38,982,475	40,382,464
2 1/2 Authorized Growth	789,933	830,201	847,489	877,426	908,549	940,910	974,562	1,009,562
Debt Exclusion	248,635	433,476	350,000	367,500	385,875	405,169	425,427	446,699
PROPERTY TAXES & OTHER REAL ESTATE TAXES	32,635,880	33,899,557	35,097,046	36,341,972	37,636,396	38,982,475	40,382,464	41,838,724
INTER-GOVERNMENTAL TRANSFERS								
School Chapter 70	12,345,207	12,416,757	12,488,232	12,550,673	12,613,427	12,676,494	12,739,876	12,803,576
School Transportation	-	-	-	-	-	-	-	-
Charter Schools	51,847	151,575	106,190	107,252	108,324	109,408	110,502	111,607
School Lunch	-	-	-	-	-	-	-	-
School Choice Receiving Tuition	-	-	-	-	-	-	-	-
Homeless Student Transportation Repayment - McKinney-Vento act	134,635	116,394	100,000	100,500	101,003	101,508	102,015	102,525
Sub Total School	12,531,689	12,684,726	12,694,422	12,758,425	12,822,753	12,887,409	12,952,393	13,017,707
Unrestricted General Government Aid	1,673,496	1,673,496	1,690,231	1,707,133	1,724,205	1,741,447	1,758,861	1,776,450
Annual Formula Aid	-	-	-	-	-	-	-	-
Veteran Benefits	204,028	220,182	222,384	255,938	268,734	282,171	296,280	311,094
Exemptions - Veterans, Blind, Surviving Spouses & Elderly	123,275	128,683	129,970	131,270	132,582	133,908	135,247	136,600
State Owned Land	40,517	42,090	42,511	42,936	43,365	43,799	44,237	44,679
Sub General Government	2,041,316	2,064,451	2,085,096	2,137,276	2,168,887	2,201,325	2,234,625	2,268,822
CHERRY SHEET AID & OFFSETS	14,573,005	14,749,177	14,779,518	14,895,701	14,991,640	15,088,734	15,187,018	15,286,530
EST. LOCAL REC. & REIMBURSEMENTS								
Local Meals Excise	434,202	434,000	430,000	434,300	438,643	443,029	447,460	451,934
Local Rooms Occupancy Excise	29,211	44,000	44,000	185,000	194,250	203,963	214,161	224,869
Boat Excise	54,966	55,000	55,000	55,550	55,000	55,000	55,000	55,000
Motor Vehicle Excise	2,130,601	2,130,000	2,130,000	2,151,300	2,172,813	2,194,541	2,216,487	2,238,651
Licenses & Permits	839,932	850,000	850,000	858,500	867,085	875,756	884,513	893,359
Fees	554,056	560,000	560,000	565,600	571,256	576,969	582,738	588,566
Rentals	115,829	115,000	100,000	100,000	100,000	100,000	100,000	100,000
Penalties & Interest	275,866	275,000	275,000	277,750	280,528	283,333	286,166	289,028
Fines & Forfeits	81,704	80,000	80,000	80,800	81,608	82,424	83,248	84,081
Investment Income	19,905	20,000	20,000	30,000	30,300	30,603	30,909	31,218
Medicaid	271,505	270,000	270,000	272,700	270,000	270,000	270,000	270,000
Misc Recurring	323,593	320,000	320,000	323,200	326,432	329,696	332,993	336,323
Misc Non-Recurring	531,787	440,000	150,000	151,500	153,015	154,545	156,091	157,652
Estimated Local Receipts - Total	5,663,157	5,593,000	5,284,000	5,486,200	5,540,930	5,599,859	5,659,766	5,720,680

AVAILABLE FUNDS

2/12/2014

DRAFT WAREHAM FY15 BALANCED BUDGET FY15-FY20

	FY13	FY14 Projected	FY15 Requested Funding	FY16	FY17	FY18	FY19	FY20
Audit	60,000	65,000	65,000	65,000	70,000	70,000	70,000	75,000
	60,000	65,000	65,000	65,000	70,000	70,000	70,000	75,000
Assessors - Wages	277,270	240,144	251,046	256,067	261,188	266,412	271,740	277,175
Assessors - Expenses	20,926	18,485	36,214	36,576	36,942	37,311	37,684	38,061
	298,196	258,629	287,260	292,643	298,130	303,723	309,425	315,236
Revaluation - Expense	-	104,000	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
Treasurer - Wages	282,110	278,039	291,423	297,251	303,196	309,260	315,445	321,754
Treasurer - Expenses	127,542	99,500	93,650	94,587	95,532	96,488	97,453	98,427
	409,652	377,539	385,073	391,838	398,729	405,748	412,898	420,181
General Services - Wages	-	-	-	-	-	-	-	-
General Services - Expenses	64,390	65,000	70,000	70,000	70,000	72,500	72,500	72,500
	64,390	65,000	70,000	70,000	70,000	72,500	72,500	72,500
Legal Services	249,397	220,000	217,500	220,000	224,400	228,888	233,466	238,135
Personnel Services -Wages	-	-	-	-	-	-	-	-
Personnel Services - Expenses	18,196	4,200	5,000	5,000	5,000	5,050	5,101	5,152
	18,196	4,200	5,000	5,000	5,000	5,050	5,101	5,152
Personnel Director	-	-	-	-	-	-	-	-
Information Management Technology - Wages	99,384	136,963	142,193	145,037	147,937	150,896	153,914	156,992
Information Management Technology - Expenses	261,379	262,926	265,840	268,498	271,183	273,895	276,634	279,401
	360,763	399,889	408,033	413,535	419,121	424,791	430,548	436,393
Information Management Technology - Communications	64,619	62,934	62,934	63,563	64,199	64,841	65,489	66,144
Town Clerk - Wages	136,129	139,685	144,291	147,177	150,120	153,123	156,185	159,309
Town Clerk - Expenses	12,456	12,983	15,446	15,600	15,756	15,914	16,073	16,234
	148,585	152,668	159,737	162,777	165,877	169,037	172,258	175,543
Elections & Registrations - Wages	54,907	10,650	35,267	10,863	35,972	11,080	36,692	11,302
Elections & Registrations - Expenses	31,245	7,775	8,876	7,853	8,965	7,931	9,054	8,011
	86,152	18,425	44,143	18,716	44,937	19,012	45,746	19,312

DRAFT WAREHAM FY15 BALANCED BUDGET FY15-FY20

	FY13	FY14 Projected	FY15 Requested Funding	FY16	FY17	FY18	FY19	FY20
Town Planning - Wages	153,159	176,926	194,475	198,365	202,332	206,378	210,506	214,716
Town Planning - Expenses * Includes Cons Board, Plan Board & ZBA	12,809	16,220	18,085	18,266	18,449	18,633	18,819	19,008
	165,968	193,146	212,560	216,630	220,780	225,011	229,325	233,724
Sick Leave Bonus - Wages	97,023	71,250	71,250	71,250	71,250	71,250	71,250	71,250
Police Wages	4,365,150	3,910,640	3,924,758	4,003,253	4,083,318	4,164,984	4,248,284	4,333,250
Police Expenses	429,646	413,776	444,000	448,440	452,924	457,454	462,028	466,648
Capital	149,066	49,082	99,825	100,000	100,000	100,000	110,000	110,000
	4,943,862	4,373,498	4,468,583	4,551,693	4,636,242	4,722,438	4,820,312	4,909,898
Inspectional Services - Wages	209,728	228,826	246,017	250,937	255,956	261,075	266,297	271,623
Inspectional Services - Expenses	109,000	49,570	49,570	50,066	50,566	51,072	51,583	52,099
	318,728	278,396	295,587	301,003	306,523	312,147	317,880	323,721
Animal Control - Wages	68,023	61,589	55,227	56,332	57,458	58,607	59,780	60,975
Animal Control - Expenses	40,930	27,270	27,250	27,523	27,798	28,076	28,356	28,640
	108,953	88,859	82,477	83,854	85,256	86,683	88,136	89,615
Shellfish/Harbormaster - Wages	219,730	218,307	273,591	279,062	284,644	290,337	296,143	302,066
Shellfish/Harbormaster - Expenses	115,156	32,972	33,000	33,330	33,663	34,000	34,340	34,683
	334,886	251,279	306,591	312,392	318,307	324,337	330,483	336,750
Herring Agents	3,500	-	-	-	-	-	-	-
Municipal Maint. & Public Bldgs - Wages	950,861	863,756	871,748	889,183	906,966	925,106	943,608	962,480
Municipal Maint. & Public Bldgs	659,333	371,453	469,440	483,523	498,029	512,970	528,359	544,210
	1,610,194	1,235,209	1,341,188	1,372,706	1,404,995	1,438,075	1,471,967	1,506,690
Snow & Ice - Wages	116,900	61,000	75,000	100,000	102,000	104,040	106,121	108,243
Snow & Ice - Expenses	506,822	131,000	241,500	275,000	290,000	305,000	320,000	335,000
	623,722	192,000	316,500	375,000	392,000	409,040	426,121	443,243
Street Lights - General	157,336	110,000	105,000	107,100	109,242	111,427	113,655	115,928
Recycling - Wages	-	-	-	-	-	-	-	-
Recycling - Expenses	8,000	-	-	-	-	-	-	-
	8,000	-	-	-	-	-	-	-

DRAFT WAREHAM FY15 BALANCED BUDGET FY15-FY20

	FY13	FY14 Projected	FY15 Requested Funding	FY16	FY17	FY18	FY19	FY20
Board of Health - Wages	160,815	158,139	167,620	170,973	174,392	177,880	181,438	185,066
Board of Health - Expenses	22,274	22,157	27,800	28,078	28,359	28,642	28,929	29,218
	183,089	180,296	195,420	199,051	202,751	206,522	210,366	214,284
Council on Aging - Wages	71,522	72,766	-	-	-	-	-	-
Council on Aging - Expenses	10,863	9,850	-	-	-	-	-	-
	82,385	82,616	-	-	-	-	-	-
Commission on Disabilities	533	800	400	400	400	400	400	400
Veterans' Council	-	-	400	-	-	-	-	-
Community Events	-	-	-	-	-	-	-	-
Library - Wages	315,485	208,092	-	-	-	-	-	-
Library - Expenses	108,030	87,545	-	-	-	-	-	-
	423,515	295,637	-	-	-	-	-	-
Historical District Comm.	-	200	200	200	200	200	200	200
Historical Committee	-	200	200	200	200	200	200	200
Departmental Wages	8,069,323	7,224,233	7,202,773	7,348,257	7,518,689	7,642,026	7,818,832	7,947,660
Departmental Expenses & Capital	3,306,617	2,280,411	2,473,880	2,561,095	2,639,523	2,714,034	2,773,898	2,827,308
General Government Departmental	11,375,940	9,504,644	9,676,653	9,909,352	10,158,212	10,356,061	10,592,730	10,774,968
EDUCATION								
Local Schools								
Net School Spending	25,260,847	25,403,368	25,403,368	25,911,435	26,429,664	26,958,257	27,497,422	28,047,371
Non-Net School Spending	1,341,652	1,476,287	1,476,287	1,505,813	1,535,929	1,566,648	1,597,981	1,629,940
School Capital -	-	-	-	-	-	-	-	-
TOTAL LOCAL SCHOOLS	26,602,499	26,879,655	26,879,655	27,417,248	27,965,593	28,524,905	29,095,403	29,677,311
FIXED COSTS								
Debt-Principal	471,100	624,500	733,000	600,000	515,000	450,000	255,000	105,000
Debt-Interest - Long Term	104,600	84,500	68,305	75,000	65,000	50,000	40,000	35,000
Debt-Interest - Short Term	50,000	50,000	30,000	50,000	50,000	50,000	50,000	50,000
TOTAL FIXED COST	625,700	759,000	831,305	725,000	630,000	550,000	345,000	190,000

DRAFT WAREHAM FY15 BALANCED BUDGET FY15-FY20

OTHER FIXED COSTS

Community Health Services
Revenue Deficits
Regional Landfill
SRPEDD Assessment

TOTAL OTHER FIXED COST

EMPLOYEE BENEFITS

Retirement Contribution Including
LIUNA
Worker's Compensation-Town Insurance
Town Insurance-General Liability
Unemployment
Medical Insurance
Life Insurance
FICA-Medicare

TOTAL EMPLOYEE BENEFITS

TOTAL OPERATING BUDGET

OFFSETS

County & State Assessments
Veterans' Assessments
Snow & Ice
99-02 OVERLAY

TOTAL OFFSETS

OTHER BUDGET ARTICLES

FY10 Articles Total Budgeted

Articles:

Cemetery - Casual Laborers
EMS ARTICLE Fall 2012
Transfer to Stabilization
Reserve for Collective Bargaining/Settlements
Upper Cape Cod Vocational-Technical School

TOTAL OTHER BUDGET ARTICLES

TOTAL EXPENSES

SURPLUS/DEFICIT

FY13	FY14 Projected	FY15 Requested Funding	FY16	FY17	FY18	FY19	FY20
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
3,525	3,525	3,800	3,876	3,954	4,033	4,113	4,196
3,525	3,525	3,800	3,876	3,954	4,033	4,113	4,196
2,734,648	2,841,268	3,170,565	3,424,210	3,698,147	3,993,999	4,313,519	4,658,600
28,522	32,500	45,000	47,250	49,613	52,093	54,698	57,433
348,659	439,448	509,759	586,223	674,156	775,280	891,572	1,025,307
329,534	330,155	382,979	428,936	480,409	538,058	602,625	674,940
254,527	220,000	300,000	300,000	220,000	150,000	125,000	100,000
5,702,865	6,714,709	7,428,637	7,972,413	8,555,994	9,182,293	9,854,436	10,575,781
30,786	40,000	40,000	40,400	40,804	41,212	41,624	42,040
425,545	430,000	430,000	438,600	447,372	456,319	465,446	474,755
9,855,086	11,048,080	12,306,940	13,238,033	14,166,495	15,189,254	16,348,919	17,608,856
48,462,750	48,194,904	49,698,353	51,293,509	52,924,253	54,624,252	56,386,166	58,255,331
2,043,742	2,403,005	2,824,512	3,304,679	3,866,474	4,523,775	5,292,817	6,192,596
318,314	313,000	325,000	341,250	358,313	376,228	395,040	414,792
-	425,345	-	-	-	-	-	-
300,000	425,000	425,000	400,000	420,000	450,000	425,000	425,000
2,662,056	3,566,350	3,574,512	4,045,929	4,644,787	5,350,003	6,112,856	7,032,387
-	-	-	-	-	-	-	-
15,000	-	-	-	-	-	-	-
150,000	-	-	-	-	-	-	-
104,967	-	-	-	-	-	-	-
2,595,519	2,996,227	3,031,227	3,122,164	3,215,829	3,312,304	3,411,673	3,514,023
2,865,486	2,996,227	3,031,227	3,122,164	3,215,829	3,312,304	3,411,673	3,514,023
53,990,292	54,757,481	56,304,092	58,461,602	60,784,869	63,286,559	65,910,695	68,801,741
(145,650)	172,253	(234,529)	(778,698)	(1,603,288)	(2,545,473)	(3,549,923)	(4,758,370)